

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

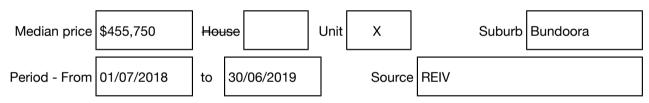
ess 8 Main Drive, Bundoora Vic 3083 and ode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000	&	\$635,000	
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Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/50 Arthur St BUNDOORA 3083	\$620,000	29/05/2019
2	9/40 Springthorpe Blvd MACLEOD 3085	\$615,000	04/02/2019
3	5/62 Rathcown Rd RESERVOIR 3073	\$550,500	12/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse Land Size: 123 sqm approx Agent Comments

1/50 Arthur St BUNDOORA 3083 (REI/VG)

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Indicative Selling Price \$585,000 - \$635,000 Median Unit Price Year ending June 2019: \$455,750

Comparable Properties





	Price: \$620,000 Method: Private Sale Date: 29/05/2019 Rooms: 4 Property Type: Townhouse (Single) Land Size: 157 sqm approx	
I	9/40 Springthorpe Blvd MACLEOD 3085 (REI/VG) 2 2 2 1	Agent Comments
T	Price: \$615,000 Method: Private Sale	
1	Date: 04/02/2019 Rooms: 4	
and the second s	Property Type: Townhouse (Res)	
	Land Size: 126 sqm approx	
	5/62 Rathcown Rd RESERVOIR 3073 (VG)	Agent Comments

Agent Comments



Price: \$550,500 Method: Sale Date: 12/04/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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